



127 West Juanita Avenue, Suite 216
Mesa, Arizona 85210
480-733-2631 Phone
480-733-2749 Fax

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Building Remodel for a New Dental Office

Existing Conditions

Our proposed project is located at 7342 East Thomas road (at the northwest corner of Thomas Road and Civic Center Boulevard). The project site is currently broken into two parcels (we intend to tie into one per this scope). The 6849 square foot building sits on the southern portion of the site with the parking lot to the north half of the site. Since the building was designed for medical use back in 1968, the site has sufficient parking for our new project. The existing parking lot/site has sufficient drainage.



The existing landscape consists of grass on the south side of the site and hardscape on the north portion. There are some deciduous trees along the perimeter of the site but have not been maintained.

The existing building consists of 8" thick exterior load-bearing masonry walls with interior load-bearing masonry walls. These interior walls break-up the interior in four sections with four entries – two on the south side and two on the north side. The existing ceiling is about 8 feet tall with no flexibility or additional height.

There are very few exterior windows throughout the exterior envelope. The existing south and north entries consist of existing storefront windows/doors. The east and west elevations have 16" wide and 4' tall windows sporadically placed.

The existing neighborhood is comprised of many types of architectural styles with inconsistent patterns of materials, colors, textures and landscaping. Some buildings have been left in disrepair or neglected.





New Ownership/Design:

Drs. Beth Vander Schaaf and Douglas Beischel currently practice family dentistry within a few-hundred feet of our proposed site. According to them: "We have driven past the site for the past twelve years and we have never noticed the building until the "For Sale" sign went up!" They decided to purchase the building in order to expand their existing busy practice while leasing the remainder unused space to medical / dental specialist practice.

Using this space for their intentions would require the following:

- 1) Design an open plan for more flexible design/use (remove the interior load bearing walls).
- 2) Raise the roof structure to accommodate a marketable ceiling height in the proposed medical/dental use.
- 3) Change the dual building entry into one central entry (for two tenants) directly accessible to the existing parking lot.
- 4) Modify the existing building envelope with more windows to the exterior so that it will be more marketable for the current medical/dental occupancy market.
- 5) Provide new mechanical units that will be screened by a parapet wall (similar to the existing).
- 6) Provide a sculptural design that will be in iconic node into an existing community that has very little identity. The design esthetic shall have a contemporary appearance. The desired materials are metal roofing, colorful sand finished stucco, clear anodized window frames and metallic trellises.
- 7) They would like to re-landscape the existing site with low-water use trees and shrubs. We also intend to expand the south retention (the site has adequate retention as is) area which will allow the landscape to slope up toward the building. The sidewalk from the south face of the building and Thomas Road will be removed since there will be no southern entry.
- 8) New signage will be added to the building on the exterior walls and a new monument sign (under a separate permit).
- 9) The building will be equipped with a new automatic fire sprinkler system.
- 10) The dentist would like to occupy the western half of the building so that there treatment rooms would face a shaded landscape area on the west elevation (this area is currently well vegetated and within 25 feet of their neighbor's building. They wanted large windows that are centered on each treatment room. They also wanted a secondary entrance for themselves and their staff (very typical for medical/dental use).

The new design consists of two major sections:

- 1) The bowstring roof structure is placed on the east portion of the building so that it would be most visible from the intersection of Thomas Road and Civic Center Boulevard.
- 2) The bowstring roof structure will run north and south having a steel trellis structure with a perforated metal screen to providing shade to the new windows. This trellis will overhang the building on the north and south sides four feet and two feet on the east side (since the building rests right on the east building setback line).
- 3) The metal roofing structure will alter at the new front (north) entry – giving the appearance that it is being peeled up inviting people into the building. This will give a direct sense of entry while providing north facing sunlight into the entry lobby areas. This roof structure is supported by two columns (with stone veneer –matching the existing site walls) with a tapered profile. The entry beams will be supported by steel struts at 30° angles.
- 4) The western portion of the building will be a parapet wall system that will house the mechanical units (screened from view). The profile of this new parapet wall would be bowed in section to mimic the curved theme throughout. A new steel trellis system will span along the entire perimeter of the parapet wall system – providing shade for the new windows.

- 5) The parking lot will be re-striped and re-surfaced (to maintain existing slopes). Two new ADA compliant spaces will be added with new accessibility ramps. All parking spaces will meet the current ordinance requirements.



Rendering at Northeast Corner



Rendering at Southeast Corner

